



Villa Marina
T O W E R S

Rio Grande do Norte | **Natal, Brazil**



Villamarina Towers

Ponta Negra - Natal - Brazil

A Luxurious modern development overlooking the breathtaking Ponta Negra beach

The complex comprises of two attractively modern high rise buildings, with a total of 152 apartments. There are 116 two-bedroom apartments and 36 three-bedroom duplexes.

“A truly 5 star development..... in one of the worlds hottest emerging markets....”

Natal

Villamarina Towers is located in Natal, which is also known as the 'City of the Sun'. Natal has all the infrastructure of a city, and is located in the North East. It is one of the most visited cities in Brazil and no wonder... It is set within breathtakingly spectacular scenery and has one of the most beautiful beaches in the world, the Ponta Negra, which stretches for a dazzling 6km.

With a population of 800,000, Natal (in the state of Rio Grande do Norte) has the 2nd purest air on the planet, and enjoys average year round temperatures of 28°C, 300 plus days of sun annually and 400 miles of semi-virgin palm-lined coast.

Natal is a visitors paradise with outstanding fresh fruits and seafood served in luxurious surroundings for prices you never thought possible. The nightlife offers something for everyone with live music, bars and parties on the beach enjoyed by tourists and locals alike.

By day take a private buggy tour on the world famous sand dunes at Genipabu, go diving and snorkeling around coral reefs, visit inland waterfalls and historical and cultural sites, or just laze on a beach lounger enjoying all that sunshine..... the choice is yours!

As part of a 1.8 billion US\$ investment drive, more than 20 world-class golf courses are currently planned in the region, along with a 500 boat marina in Natal where the football legend Pelé is involved with a real estate development.

Type A

Luxurious two-bedroom apartment with two bathrooms, fitted kitchen with bar, utility room, spacious living area, spectacular sea views, private parking, etc...



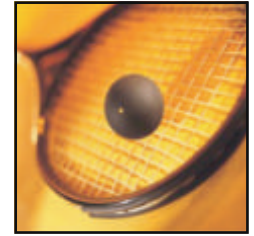
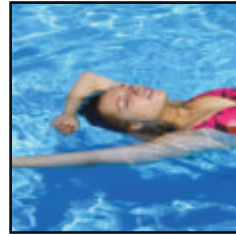
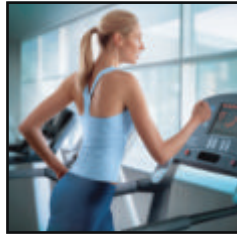
74.28 m²

Type A apartments



Floorplan	Type A	Type B	Type C
Property type	Apartment	Apartment	Pent/Duplex
Number of bedrooms	2	2	3
Number of bathrooms	2	2	3
Unit size (m ²)	74.28 m ²	74.28 m ²	125.18 m ²
Distance to beach	600m	600m	600m
Sea view	Yes	Yes	Yes
Price (BRL) from	303,979 BRL	296,916 BRL	544,756 BRL
Estimated capital growth	20-25% p/a	20-25% p/a	20-25% p/a
Estimated rental yield	10% p/a	10% p/a	10% p/a
Investor outlook	Excellent	Excellent	Excellent
Estimated completion date	2010	2010	2010
Standard	High/Luxury	High/Luxury	High/Luxury

- Many finance options available
- Reputable proven Spanish developer
- Full due diligence
- 21 day 100% money back guarantee
- High capital growth
- High European finish
- Fractional Ownership opportunities
- All properties have stunning sea views
- Private parking
- High demand for rental in both domestic and international markets



“... the complex has spacious leisure, commercial and green areas, bar/cafeteria, celebration facilities, spa/sauna, gym, child and adult swimming pools, squash court, playgrounds, etc...”

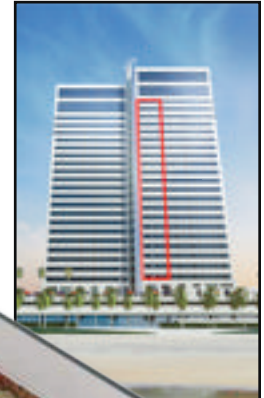
Type B

Luxurious two-bedroom apartment with two bathrooms, fitted kitchen with bar, utility room, spacious living area, spectacular sea views, private parking, etc... Same size as type A, but with more open plan design.



Type B apartments

Area in red indicates location of



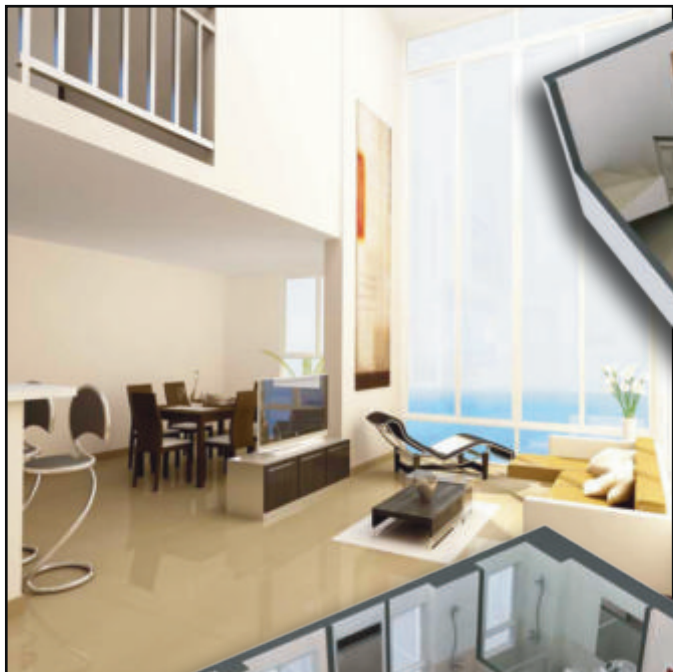
74.28 m²

“All properties have breathtaking sea views”

“Excellent investment opportunity in the most sought after area in Natal. This property would rent out well in both domestic and international markets”

Type C - Penthouse

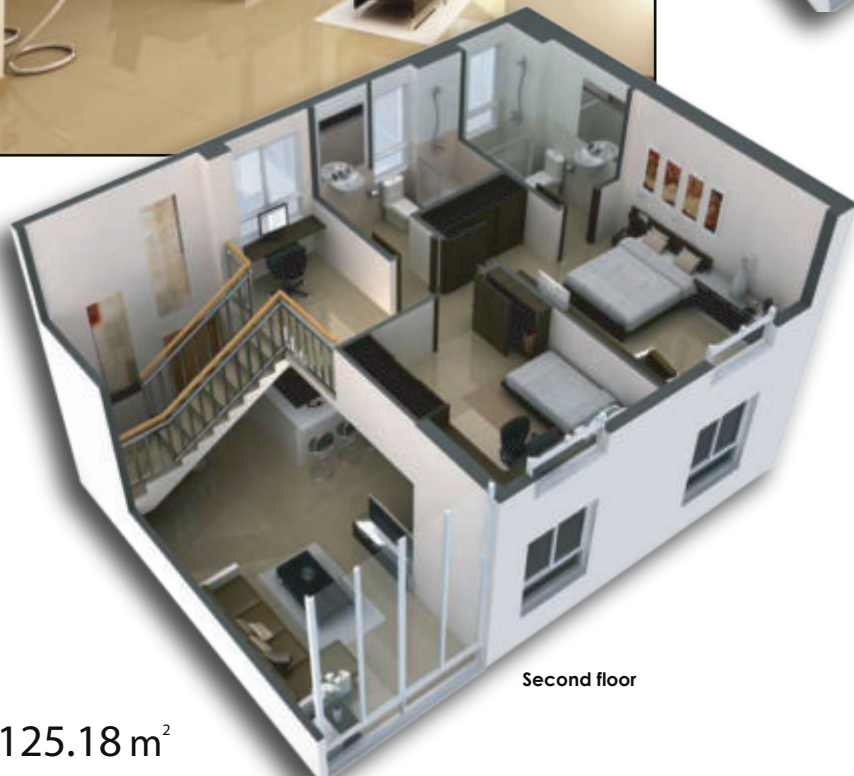
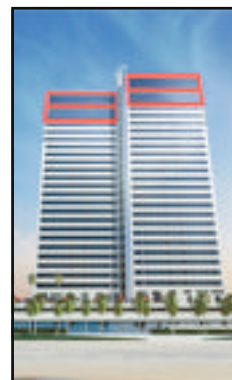
Luxurious three-bedroom penthouse with three bathrooms, fitted kitchen with bar, utility room, spacious living area, spectacular sea views, private parking, etc...



First floor

Type C apartments

Area in red indicates location of



Second floor

125.18 m²





An introduction to Brazil

Ever since Brazil was 'discovered' by the Portuguese on 22 April 1500 it has remained a land of opportunity. With a land area totalling some eight and a half million square kilometres, Brazil has a population of approximately 190 million. This equates to approximately 20 people per square kilometre so it is certainly not overcrowded!

Brazil boasts some of the most picturesque beaches in the world, amazing climates, and of course the stunning Amazon rainforest, which is the worlds largest, covering 2.3 million square miles; all of which make it a very attractive country to visit.

With the oncoming football 'World Cup' in 2014 - Natal is one of the selected cities to host this event - the demand for property will rise sharply. Brazil is also one of four contenders to host the Olympic Games in 2016 as well!

Secure economy

Despite current global trends in the economy, Brazil continues to offer a safe climate for investors. Brazil is listed as one of the BRIC nations (along with Russia, India and China) and according to Goldman Sachs, is set to leap from its current position of 10th to being the fifth largest economy in the world by 2050. Under the leadership of President Luiz Inacio Lula da Silva, interest rates have steadily fallen and the country has built enough reserves to enable a continued growth. Unemployment levels within the country are low - in fact, in February 2009 alone, almost 10,000 new jobs were created. Due to President Lula's successful economic reforms, Brazil is becoming a very safe environment for foreign investors.

Investment

There are no restrictions on foreign ownership and all of the property in Brazil is freehold. As property prices in Brazil are still very low, this is the ideal time to invest in a flourishing market to gain maximum returns. Add this to the fact that the cost of living in Brazil is approximately 20% of that in the UK and this makes the country even more appealing.

More and more investors are now looking to purchase in Brazil in order to achieve high investment returns on their properties and you can expect to see a typical growth in your investment of around 15-20% each year. Once the infrastructure improvements have been completed, one can expect prices to rise significantly. Indeed, a 20-25% increase in appreciation would be conservative - one is of course taking into consideration that over the last two to three years properties have seen a 40% growth on their value.

Getting there is easy

Communications are excellent; The International Airport of Natal is located just 10 minutes away. A second airport, "San Gonzalo de Amarante", to be the largest in South America, is under construction in Natal. An entire paradise within easy reach.

Also consider

Stamp duty	2-3% of purchase price
Gov.tax	2-7% of purchase price
Property transfer tax	2% of purchase price
Notary fees	2-3% of property value
Income tax	15% on rental profits of 3-6,000 27.5% over 6,000
Local taxes	approx. 0.6% of purchase price
Capital Gains Tax (CGT)	15% unless reinvesting in Brazil or had the property over 5 years

